

LITTLE BRITAIN TOWNSHIP
September 10, 2024

The Little Britain Township Board of Supervisors held its regular monthly meeting on Tuesday, September 10th, at the Municipal Building, 323 Green Lane, Quarryville, Pennsylvania. Prior notice of the meeting was given.

Chairman, Richard Brenneman, called the regular meeting to order at 7:30 p.m. A moment of silence and reflection was followed by the salute to the Flag.

PRESENT:	Richard Brenneman	Abner Beiler	Amos Lapp
	Clark Coates	Daniel S. Beiler	Bill Mack
	Mervin Beiler	John F. Beiler	Lynn Mack
	David Martin	Trisha Colletti	Philip Mahan
	Wayne Reynolds	Joy Deckman	Marcella Peyre-Ferry
	Margaret DeCarolis	Ron Deckman	Rick Prettyman
		Deb Keys	Ricky Quinn
		Jamie Keys	Dan Risk
		Tracy Kilby	Sharon Stachowsky
		Benuel King	Tom Stachowsky
		Daniel King	Austin Steffy
			Amos Zook

MINUTES: Motion made by Mr. Beiler, seconded by Mr. Reynolds and carried to adopt the minutes of the August 13th meeting as printed.

SANITATION: It was reported that Sewage Enforcement Officer, Rick Prettyman collected \$1,500.00 in Sanitation fees during the month of August. No well permits were issued.

ZONING: It was reported that Zoning Officer, Christine Jackson issued 8 zoning, 12 occupancy, 1 extension, 2 driveway and 2 demolition permits during August along with the acceptance of 1 Zoning Hearing Application. The following zoning matter was also discussed:

- Zoning Hearing Application of Daniel S. King who resides at 340 Green Lane is requesting a variance of section 303.2 of the Zoning Ordinance to allow a 2nd story addition of an accessory structure to exceed the height of his home by more than 15 feet and of section 326 to allow for the installation of a generator within 25 feet of a adjoining property. Mr. Martin abstained from all discussion and voting on this matter due to being an adjoining property owner. Following a review of the application, a motion was made by Mr. Beiler, seconded by Mr. Brenneman and carried to recommend the approval of the height variance request but to recommend the denial of the proposed placement of the generator and ensure the established outside setback guidelines are adhered to.

TAXES: It was reported that Tax Collector, Agnes Reeder collected \$534.56 in Real Estate tax and \$7.37 in Interim tax during the month of August.

ROADS: Roadmaster, Dan Risk reported on the following August Road crew activities:

- Mowed road banks.

- Checked on and cleaned the park.
- Sprayed weeds along roadways.
- Picked up sticks at the park.
- Removed tree after hours.
- Mowed at the township building and park.
- Removed downed trees following storm.
- Re-graded dirt roads.
- Hauled stone.
- Swept stone from road intersections.
- Had line painting on roads applied.
- Picked up parts in Harrisburg.

Mr. Brenneman noted there is a large tree that could fall in the near future on Springhill Road. Mr. Risk advised that if the property owner authorizes the Township to remove it, the roadcrew will do so. Mr. Risk also noted that there are several trees in danger of falling on power lines and he has reached out to PP&L to confirm if they are going to manage the issues. Resident, Trish Colletti stated concern over the bridge on Kirks Mill Road that is so bumpy and was advised that the State owns the bridges on that road.

PAYMENT OF BILLS: Motion made by Mr. Coates, seconded by Mr. Martin and carried authorizing the payment of General Fund checks 13511 through 13540 in the amount of \$84,308.37.

PUBLIC PARTICIPATION: Resident, Deb Keys questioned if anything could be done regarding the overgrown grass/weeds at 82 Little Britain Road. She was advised that the Zoning Officer would be notified of her concern when she returns to the office and if warranted, a violation notice would be issued. Resident, Joy Deckman questioned if the township could mow the property if the owner does not. Mr. Coates responded the township could.

TOWNSHIP PLANNING COMMISSION: Motion made by Mr. Brenneman, seconded by Mr. Beiler and carried to adopt the minutes of the August 27th Township Planning Commission meeting as presented.

Jeff Sensenig: Austin Steffy of Scotch Hill Solutions presented the Stormwater and Erosion & Sediment control plan. He noted Mr. Sensenig is adding a manure storage system and currently has 228 acres of land between that owned and rented. Based on that the animal count does not qualify the operation as a concentrated animal feeding operation (CAFO). Mr. Coates noted that the Township does not generally consider rented acres when making that determination and indicated his concern that should the rented acres be lost that the classification of and regulations for his operation would change. The Board discussed the possible relocation of the barn, but Mr. Steffy noted the plan meets state guidelines as presented, and he did not see the need to relocate the barn. The Board suggested a plan note be added to the plan confirming the property owner's acknowledgement that should the spreadable acreage of land owned/rented decrease thereby changing the operation to an intensive livestock operation that they would be required to lower their livestock count to standard ag/less than 2000 pounds per

spreadable acre. Following this discussion a motion was made by Mr. Beiler, seconded by Mr. Martin and carried to approve the plans as presented with the note stipulated above being added to the plan. Mr. Coates opposed the motion.

WAKEFIELD AMBULANCE ASSOCIATION: Phil Mayhan and Trisha Colletti representing the ambulance association advised they were having trouble maintaining staffing, are dealing with older equipment and will need municipal support to continue providing service. They noted they are providing service for all of Fulton and Little Britain Townships, service to 80% of Drumore Township and approximately 60 homes within East Drumore. Copies of the 2023 and 2024 budgets along with call response statics for 2022, 2023 and 2024 were provided previously for the Boards review. They are requesting a minimum annual municipal contribution of \$200,000.00 (\$56,496.00 from Drumore, \$70,708.00 from Fulton and \$90,948.00 from Little Britain) It was noted that staffing 1 ambulance with 2 providers on board would run \$465,000.00 in 2025 with the proposed salary increase to \$21.00 an hour and the addition of health insurance. Charges assessed and those collected were also discussed. Mr. Martin questioned how other ambulance associations were supported and he was advised of 2 others within the area that are municipal funded. A concern about having reciprocal coverage through neighboring companies being honored if Wakefield was unable to respond to a call in our area was discussed. Ms. Colletti advised that upon receiving greater municipal support, townships could contractually ensure coverage in an area during specific hours if desired. Mr. Beiler questioned if the rates charged were established by the State, and he was advised the association establish their own rates. The Secretary/Treasurer advised the Board of the assessed property values within the Township and of the tax generated from that assessment at the current rate of tax millage. It was also noted that per the 2nd Class Township Code municipalities are only able to assess a .50% millage tax for emergency services. The Board thanked them for the information provided and indicated they would take it under advisement.

BLACK AND LITTLE BRITAIN ROADS INTERSECTION: The Board was advised that 2 bids had been received for this project. A correspondence from Township Engineer, Ed Fisher was reviewed advising that Board that his firm would investigate and request references for the company JVI as he is not familiar with them or their work. The bid package allows 60 days for the bid to be awarded. It was noted that additional expenses would be incurred on this project for the PennDOT inspections, the relocation of a utility pole and a fence in the project area. He anticipates the total project cost to be approximately \$350,000.00. He also noted that the road bank on the west side of Little Britain Road is a large portion of the sight distance problem at this intersection and had one of the contractors submit a bid for just its removal, which he believes will improve the situation there a great deal and received an estimate of \$30,000.00 should the Board wish to pursue that option. Following a discussion, the Board motioned to move forward with the project as bid.

AMERICAN RELIEF PROGRAM FUNDING: The Board was advised that the ARP fund currently has a balance of \$330,000.00. Based on the projected cost estimates for the Black and Little Britain Roads intersection project, approximately \$75,000.00 of the ARP funding will be needed to finance this project following the depletion of the grant funds received. An additional \$7,750.00 will be utilized to make the final payment on the porch enclosure leaving a balance of approximately \$247,000.00. The Board was notified that all these funds must be spent or

contractually obligated by the end of the year or returned to the federal government. The Board discussed several options for the use of the funding then directed Mr. Risk to obtain estimates for a new truck, which could replace one of the 2000 Peterbilt's.

GREEN LANE: Resident, Joy Deckman advised the Board another accident occurred at the intersection of Green Lane and Little Britain Road on July 20th. She further noted that she contacted the State Police about having speed checks performed in the area and was assured assistance would be provided. Resident, Lynn Mack stated the intersection was dangerous and her belief that updated signs and a 4-way Stop were warranted. She stated that the area is now residential, not agricultural as before and that the noise of speeding vehicles and jake brakes are intolerable and have become quality-of-life issues. She would also like to see the installation of speed bumps on Green Lane. The residents were advised that due to a recent change in legislation, that the speed limit on Green Lane from Green Lane and Nottingham Road to Green Lane and Little Britain Road can be changed to 25 m.p.h. due to it being zoned residential without a traffic study being conducted. Resident, Tom Stachowsky also stated his concern over the increase in truck traffic during his 11 years of residency in the Township and of his difficulty in safely maintaining the edge of his property that borders Little Britain Road. Roadmaster, Dan Risk advised they try to keep that portion of their properties mowed for them. Residents of the Steele Ridge development would like to see a prohibition placed on jake brakes and a decrease in traffic but agreed that reducing the speed limit was a small step in the right direction. Motion was made Mr. Beiler, seconded by Mr. Martin and carried to approve the reduction in the speed limit to 25 m.p.h.

AMOS ZOOK: Resident, Amos Zook presented the Board with proposed amendments on animal counts for section 440 of the Zoning Ordinance. The Board was reminded that zoning amendments are best and most cost efficiently accomplished when the zoning ordinance is opened for review and updating versus piecemeal revisions. It was noted this process was anticipated to begin upon the completion of the updated Comprehensive Plan.

HOLDING TANK REQUIREMENTS: Bobby Scarron, an environmental attorney representing Jonathon Stoltzfus introduced himself and noted he was previously employed by DEP. He further noted he had just been retained and was not fully up to speed on the matter but from information he has received that he does not see any major concerns that DEP would have that would prevent Mr. Stoltzfus' project from moving forward. A letter from Zoning Officer, Christine Jackson was read into the record addressing items included in an email from Mr. Stoltzfus to the Board. It was noted that holding tank agreements have been a requirement of the Township during her entire 25-year tenure. She noted that Mr. Stoltzfus had made some inaccurate statements in his e-mail to the Board regarding the handling/issuing of permits and proceeded to spell out the current regulations. It was further noted that while Mr. Stoltzfus is certainly entitled to question policies, he is not allowed to expect exemptions to be made based on his disagreement with them as the rules/regulations being enforced apply to all residents equally. She noted an option has been presented to Mr. Stoltzfus to sign the holding tank agreement but not have it recorded until clear regulatory guidelines are received from DEP and the Conservation District pertaining to holding tanks, which he has stated he does not want to do. The letter also noted the amount of delinquent engineering fees due, and the stopped payment issued on an escrow check Mr. Stoltzfus presented to the township in order to have his

construction documents placed in the review process. Ms. Jackson further noted how Mr. Stoltzfus did not want his produce processing facility to be inspected under building code regulations as he did not plan to build the entire structure per code, stating that no Amish agricultural structures meet basic building code saving money on concrete and lumber expenses. Mr. Beiler noted that he understood the concerns of Mr. Stoltzfus but noted that the Board has discussed this issue with Mr. Stoltzfus numerous times and the regulations for produce wash water are different than those applied to manure management. Mr. Prettyman, who is appointed by the Township to oversee the issuing of holding tank permits provided Mr. Scarron with an overview of the situation and noted his belief that holding tanks will still be mandated for the collection of produce wash waters once final guidelines are established by DEP. The only difference may be the farmer's ability to land apply versus having them hauled away. Following a lengthy discussion, Mr. Stoltzfus asked if he could sign the holding tank agreement without being the property owner. Mr. Prettyman indicated that would be a question for the township solicitor. A copy of the proposed holding tank ordinance with comments from Mr. Prettyman was enclosed for the Boards review. Following all discussion on holding tanks, Mr. Coates motioned that the delinquent engineering fees be turned over for collections if not paid in full within 30 days. Mr. Reynolds seconded the motion, which carried.

BUDGET WORKSHOP: It was noted that a budget workshop would be held following the October meeting.

2025 MEETING DATES: Motion made by Mr. Reynolds, seconded by Mr. Brenneman and carried approving the following meeting dates for 2025: January 6th, February 11th, March 11th, April 8th, May 13th, June 10th, July 8th, August 12th, September 9th, October 14th, November 11th, and December 9th.

HEALTH INSURANCE RENEWAL: The Board reviewed the policies and premiums for health insurance provided by EDH Insurance. The rate increase to maintain the current coverage for employees would be 9.5% with a monthly premium of \$7,228.95. To provide equal coverage through another provider would range from a rate increase of 14.5% through Capital Blue Cross to a rate increase of 30.6% through Geisinger Health. A plan increasing the deductible to \$1,500.00 with a maximum out of pocket expense of \$7,900.00 would have an 8% premium increase. Mr. Coates indicated the Township had just increased the deductible in the last year and motioned the Board renew the current plan for another year. Mr. Beiler seconded the motion, which carried.

USE OF PARK: An e-mail from Ben Frederick of Delaware Astronomical Society questioning the need to close the gate to the park prior to holding a star watching event was reviewed. The Board discussed the need for the gate to be closed and a sign posted at entrance to the park noting the event taking place. The Board again stressed that they be notified before each event is scheduled.

PROPOSED REFRIGERATOR TRAILER ORDINANCE: Resident, Daniel Beiler indicated concern over the use of refrigerator trailers being classified under the Nuisance Ordinance and questioned if it could be placed elsewhere. Mr. Mervin Beiler indicated there were reasons for placing it under the current nuisance ordinance and that it would remain there. The Board

indicated their desire to obtain comments from the Township Planning Commission on the proposed Refrigerator Trailer Ordinance prior to further discussion on the topic.

RELEASE OF ESCROW: The Board reviewed comments from Township Engineer, Ed Fisher pertaining to the release of escrow for the Aaron Fisher project located on Springhill Road. Following the review, a motion was made by Mr. Coates, seconded by Mr. Brenneman and carried authorizing the release of escrow funding being held.

TRAINING/SEMINARS: Upcoming training and seminar information was available for review by the Board.

ADJOURNMENT: At 10:24 p.m. being no further business, a motion was made by Mr. Beiler, seconded by Mr. Brenneman and carried to adjourn the meeting.

Respectfully Submitted,

Margaret D. DeCarolis
Secretary/Treasurer